

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2013-27

Petition of Wellesley Country Club
300 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, April 25, 2013 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COUNTRY CLUB requesting Site Plan Approval pursuant to the provisions of Section XIVE, Section XVIA & Section XXV of the Zoning Bylaw for demolition of the existing maintenance building and construction of a new 2,300 square foot Equipment Service Center and 56 parking spaces, construction of a 1,700 square foot material storage structure, a 24,700 square foot multi-use Turf Care Maintenance Building, and a 2,330 square foot Environmental Management Center. Eight parking spaces will be created at the multi-use building and 13 parking spaces will be created at the material storage building. The facilities will be located on the southern side of WELLESLEY AVENUE with access off of FOREST STREET.

The Site Plan Approval proposal includes a request for construction of a comfort station with 200 square feet of floor area and an overhang of 260 square feet, off of BROOKSIDE ROAD, close to the intersection with OAKLAND STREET.

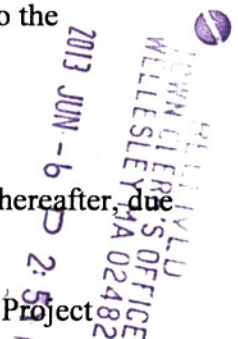
The property is located in a Water Supply Protection District.

On March 25, 2013, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Leslie Shea, Esq. Also present were Phil Cordeiro, Project Engineer, and Roger Mulloy, Golf Structures.

Mr. Cordeiro said that the project will involve modification of the Comfort Station, modification of the existing Turf Care Building, a material storage building, a proposed Turf Care Maintenance and Paddle Court Building, and an Environmental Management Center.

Mr. Cordeiro said that the existing Maintenance Building on Wellesley Avenue is approximately 7,200 square feet. He said that the proposal is to remove the existing structure and construct a 2,300 square foot single story Fuel and Wash Down Building that will remain in this location because of issues with existing grandfathered fuel storage and aquifer protection guidelines. He said that they will construct the building around the tank. He said that the fuel storage tank will provide fuel for the golf carts and service equipment.



Mr. Mulloy said that it is a 1,500 gallon partitioned tank with 1,000 gallons of gasoline and 500 gallons of diesel fuel. He said that it is a double walled steel tank that meets all environmental control requirements. He said that the tank is approximately 20 years old.

Mr. Mulloy said that when they do the project, they will drain the tanks and will have them inspected by the manufacturer before putting them back into service.

Mr. Mulloy said that the tanks are filled approximately twice a month in the summer and are not used in the winter.

Mr. Cordeiro said that there will be driveway access from the club property. He said that the 56 new parking spaces will be consistent with the existing clubhouse parking lot.

Mr. Cordeiro said that the second location is off of Forest Street. He said that there is an existing gravel access drive to the Paddle Courts and Warming Hut. He said that there is an Environmental Storage Unit that is used to house the golf course chemicals.

Mr. Cordeiro said that the proposal is for construction of three buildings. He said that they will be reusing the existing curb cut and will widen the road. He said that the first access to the right will be to the Bulk Material Storage Center. He said that it will have a 1,700 square foot footprint. He said that it will be for storage of mulch, loam, and whatever materials are used by the groundskeeper and his crew. He said that there will be 13 parking spaces surrounding the area for relocated employee parking from the lot on Wellesley Avenue. He said that there will be a stand alone silo for additional materials just outside of the building footprint.

Mr. Cordeiro said that further down the path is a crosswalk for golfers to cross the course from the fifth tee. He said that there will be signage to alert people of potential cross traffic.

Mr. Cordeiro said that further down the path there will be a bump out for six parking spaces, adjacent to the Turf Care & Paddle Court facility. He said that two of those spaces will be ADA compliant. He said that the proposed facility has a 22,200 square foot footprint. He said that it is approximately 24,000 square feet in gross floor area. He said that it will be a multi-level structure. He said that there is a significant grade change of approximately 12 to 13 feet. He said that the structure will be built into the grade change. He said that the four paddle courts will remain at grade. He said that underneath will be the maintenance bays that the grounds keeping crews will use.

Mr. Cordeiro said that the portion of the building that is adjacent to the paddle courts is office and administrative space over maintenance bays.

Mr. Cordeiro said that the last structure is a 2,300 square foot Environmental Management Center. He said that it will be an upgraded facility that will house the grounds keeping chemicals.

Mr. Cordeiro said that there will be a closed drainage system to capture runoff and handle it within the footprint area.

The Board said that fencing for the paddle courts is not shown on the plan. Mr. Cordeiro said that a section is shown on Sheet A7. He said that he can add it to the plan.

Mr. Cordeiro said that the Comfort Station will be located at the intersection of Oakland Street and Brookside Road. He said that currently there are two porta potties there. He said that the proposal is for a 460 square foot structure, consisting of men's and women's lavatories. He said that there will be an overhang, possibly over a telephone or vending machines. He said that there will be an extension of the golf cart path to the new building, which will also serve as a lightning shelter.

Mr. Cordeiro said that the proposed Comfort Station will be outside of the 200 foot Riverfront buffer. He said that after consultation with the Wetlands Protection Committee (WPC) and the neighbors, it was decided that the access will not be a formed driveway. He said that it will be a gravel entrance during construction. He said that, once work there terminates, the gravel will be covered with loam and seed and left to grow naturally. He said that it will be structurally sound enough to drive over but it will not be a traditional driveway.

Mr. Cordeiro said that they will be doing some re-grading in the Riverfront Protection Area. He said that the restoration is in conjunction with the Academy Brook project and the drainage work that is necessary to support this project. He said that it will minimize potential runoff headed toward Brookside Road. He said that there had been a number of complaints about puddling in the area.

Mr. Cordeiro said that they will bring water and electric off of Brookside Road to the Comfort Station. He said that sewer will go through a pump station via a force main on the Club grounds and then parallel to Oakland Street until it can intercept the first gravity fed sewer manhole just south of the Oakland/Brookside intersection.

Mr. Cordeiro said that a portion of the electric will have to be above ground until they get across Brookside Road. He said that they originally intended to have everything underground.

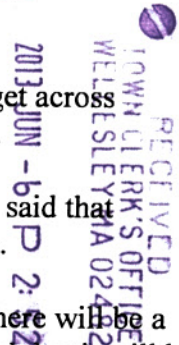
Mr. Coreiro said that anyone on the course will have access to the Comfort Station. He said that maintenance will be from Club operations. Mr. Shea said that there will be code access.

Mr. Cordeiro discussed repaving at the proposed Fuel & Wash Building. He said that there will be a closed drainage system. He said that everything will be infiltrated underground. He said that it will be 100 percent for the 100 year storm in this location. He said that they will not be tying into any municipal system.

Mr. Cordeiro said that the golf carts will be washed at this site and then brought elsewhere on the property for storage. Mr. Shea said that golf cart storage is located under the east side of the Clubhouse.

Mr. Cordeiro said that the new parking at this location is intended for Club members.

Mr. Cordeiro said that they will be introducing 36 new employee and paddle court member parking spaces on Forest Street at the proposed Turf Care Maintenance Building. He said that will be sufficient to provide parking for the grounds keeping crew, the paddle court members and their guests during tournaments at night, and any administrative workers.



Mr. Cordeiro discussed grading at the proposed Turf Care Maintenance Building. He said that it will be a closed drainage system. He said that there will be 100 percent recharge of a 100 year storm into 2 ½ systems.

Mr. Cordeiro discussed grading at the Comfort Station. He said that they will provide an infiltration trench and drywell to recharge 100 percent of the runoff in an attempt to eliminate the puddling that occurs at the gutter line at Brookside Road. He said that it will be loam and seed. He said that there is a specific seed mixture listed on the detail that the WPC asked for. He said that it will be natural vegetation.

Mr. Cordeiro said that all of the utilities are in place at the Fuel & Wash Building and have been reviewed by DPW. He said that there will be no bathroom facilities there.

Mr. Cordeiro said that sewer to the Turf Care Maintenance/Paddle Court Building will be via an existing pump station that will be upgraded. He said that all of the sewerage will go through the pump station through an on course force main that connects to the municipal system.

Mr. Cordeiro said that there is an existing above ground propane tank that they will use to heat the Turf Care Maintenance/Paddle Court Building. He said that the tank will be relocated. He said that they have reviewed the project with the Fire Department. He said that the road system will support the weight of a truck to come to fill the tank. He said that they will use short capsule trucks.

Mr. Cordeiro discussed landscaping. He said that there will be landscaped islands that are consistent with the rest of the Clubhouse parking lot. He said that the Design Review Board (DRB) requested an enhanced treed area adjacent to the current Maintenance Building. He said that they will remove the existing scraggly growth and plant a new screening line.

Mr. Cordeiro discussed landscaping around the facilities across Wellesley Avenue. He said that the DRB had asked for darker colors on the building to make it less visible.

Mr. Cordeiro discussed landscaping adjacent to the Babson College entrance. He said that the exit from the Babson driveway will have a direct view to the paddle courts. He said that they want to work with Babson to screen that as effectively as possible. He said there is a brightness factor involved. He said that part of the plan will be to plant within the thinned portion directly across from the driveway. He said that there is a lot of high growth but not a lot of low growth. He said that the plan is to fill in the low growth to block out the visual corridor from the driveway to the paddle courts to try to lessen the effects of the lighting at the paddle courts. He said that Babson issued a letter to the Club and the Club is willing to look at the issue.

Mr. Cordeiro said that there will not be much landscaping done at the Comfort Station. He said that they will reset some arbor vitae and plant some shrubs around the Comfort Station. Mr. Mulloy said that there will be an outside light at each bathroom door on the wall. Mr. Cordeiro said that the lights will be under the canopy and pointed toward the course. The Board said that ceiling lights would be just as effective and would not give off any horizontal glare. Mr. Mulloy said that they could put in recessed lighting in the ceiling.

Mr. Cordeiro discussed the photometrics for the project. He said that there will be decorative lights along the driveway corridor for safe vehicular passage. He said that it is their intent to reuse the existing fixtures. He said that it is an old lantern style with a down light. He said that reflectors on the top push light down. He said that it will be minimal lighting. He said that they want to achieve a 1 ½ to 2 foot candle safe lighting corridor. He said that there will be nine lights along the driveway and down to the back. He said that the biggest light source will be the paddle courts. He said that the existing paddle courts have eight lights that are approximately 20 feet tall. He said that those lights are needed in order to meet the paddle court regulations for the tournaments that they hold here. He said that they will be installing taller lights at 25 feet. He said that there will be eight fixtures around each court. He said that they were designed by a paddle court consultant. He said that the existing lights have an angle to them of 45 degrees. He said that the new lights will have a 90 angle. He said that they will try to reduce the dark sky glare. The Board said that the plan still shows the 45 degree lights. Mr. Cordeiro said that they did not update the cross section. He said that they will definitely be 90 degree down lights.

Mr. Cordeiro said that the paddle courts run at night. He said that it is a wintertime sport. He said that the lights will go on at 7 pm and will run until approximately 11 pm. He said that the lights will be on only when the courts are in use.

Mr. Cordeiro said that there is a deck surround for access to the courts. He said that there will be an ADA ramp for access. He said that there will be fences surrounding each court. The Board said that fencing for the paddle courts should be shown on the elevation drawings.

Mr. Mulloy said that the warming hut will be clapboard siding with asphalt shingled roof. He said that it will be all glassed so that people can watch the matches from inside. He said that there will be a bathroom and a kitchenette.

Mr. Cordeiro discussed photometrics and the new Fuel & Wash Building. He said that there will be five decorative lantern fixtures to match the fixtures in the existing Clubhouse parking lot. He said that they opted to keep the lighting levels as low as necessary in this area.

Mr. Cordeiro said that there is a better opportunity to store compost and mulch materials that are currently dumped in Needham at the new Turf Care Maintenance Building.

Mr. Cordeiro said that the plan is to start the project immediately. He said that they will disassemble the paddle courts as soon as possible so that they can construct the new Turf Care Maintenance Building. He said that once the paddle courts are completed, they will move on to the other aspects of the project.

The Board asked about the timing of creating the new parking spaces and opening the new pool. Mr. Cordeiro said that the existing pool will close on September 1st. He said that the new pool will open on Memorial Day, 2014. He said that the existing spaces will be eliminated first but will not be needed because it will be the off season. He said that they will time the projects so that when the new pool opens, the new parking spaces will be available.

Laura Fragasso, 166 Oakland Street, said that she was representing the Friends of Brookside. She said that a concern of the gardeners was the timing of the Comfort Station. She said that they suspect that the

sewer connection will cross where they park for the gardens. Mr. Cordeiro said that the Comfort Station will probably be the last of the proposed structures to be built. He said that they will do their best to work with the Friends of Brookside. He said that they will not be using heavy equipment for the sewer work. He said that they will be using a ditch witch. He said that the only real work that they will have to do is to cut the pavement on Brookside Road for the sewer connection.

Ms. Fragasso said that it might be good to not have light at the Comfort Station. She said that it is dark and peaceful there at night. She said that it is a Native American landmark for the Town. She said that it is a very isolated road. She said that most of the debris that the group picks up daily is probably from the younger crowd going through and tossing stuff out of their car windows. She questioned whether the light will attract graffiti artists. She said that the potties have been there for years with no lights. She said that it is a wildlife corridor. She said that there is a turtle crossing there. She said that there are many reasons to question the need for a light. She said that people will not be golfing at night. Mr. Cordeiro said that the lights are on motion sensors. The Board said that having the lighting on the ceiling will help. The Board said that the lights could be put on a timer.

The Board voted unanimously to continue the hearing to May 9, 2013.

May 9, 2013

Presenting the case at the hearing were Leslie Shea, Esq. and Phil Cordeiro, Allen and Major Associates, Inc., Project Engineers.

Mr. Cordeiro said that they modified the Section Plans to accurately reflect the fencing at the paddle courts. He said that the down lights at the paddle courts were previously shown with a 45 degree angle. He said that the lights have been modified to a 90 degree down angle, which should help to reduce glare. He said that they modified the lighting at the Comfort Station. He said that the exterior sconce lights were moved into the soffits and are now true down lights. He said that the light by the emergency door is on a motion sensor.

Mr. Cordeiro said that a Photometric Plan was submitted for the Fuel & Wash Facility. He said that there will be minimum levels of illumination with five new fixtures, as shown on what should have been labeled as Sheet C-6.2.

Mr. Cordeiro said that they made one minor site plan modification per DPW comments. He said that at the handicapped spaces at the Paddle & Turf Care Facility, there was a line of curbing where DPW asked that there be a small bump out for vehicles backing out.

Mr. Cordeiro said that a few minor technical tweaks were made for the utilities. He said that there was nothing that would change the design intent of the plan.

The Board asked why the photometrics on Sheet C6.1 do not lower down to zero. Mr. Cordeiro said that the Lighting Consultant that they used only focused on the direct down lighting on the paddle courts. He said that because of the fencing, he did not look beyond that perimeter.

The Board about the color of the paddle court surfaces. Mr. Cordeiro said that that they will be blue. Mr. Mulloy said that the aluminum deck around the courts will be brown.

There was no one present at the Public Hearing who wished to speak to the petition.

The Board voted unanimously to continue the hearing to May 16, 2013.

May 16, 2013

Presenting the case at the hearing was Leslie Shea, Esq. Also present was Phil Cordeiro, Allen & Major Associates, Project Engineers.

Mr. Shea said that a letter from George Saraceno, Senior Civil Engineer, DPW had been submitted. He said that the letter addressed the items that were outstanding since the previous hearing. He said that Mr. Cordeiro submitted plans that reflect all of the changes that were made in response to Board and DPW comments.

Mr. Cordeiro said that everything that was modified on the plans was of a technical nature. He said that there was some coordination with DPW of drainage pipe lengths and slopes. He said that none of the revisions will change the design intent. He said that there will be future coordination items as they move further toward construction. He said that all comments have been satisfied at this point.

Mr. Cordeiro said that the Club anticipates starting the pool project in September and constructing through May of 2014. He said that they anticipate starting the Turf Care project in February of 2014. He said that they may do some clearing work prior to February, 2014. He said that they are trying to coordinate the project with the paddle court and golf seasons. He said that the Club determined that this would be the best schedule for the two projects. Mr. Cordeiro said that they anticipate the entire Turf Care project to be complete in October, 2014.

Mr. Cordeiro said that funding is still in the works but there are no plans to moth ball the Turf Care project. He said that planning for the project has been ongoing for many years. He said that everyone is anxious to see it through now.

The Board said that it received a statement from Mr. Cordeiro regarding modification to the electrical service to the Comfort Station. Mr. Cordeiro said that when they met with the Board of April 25, 2013, there was discussion of the impacts of the Comfort Station relative to Brookside Road. He said that he made an incorrect statement saying that the electrical service would overhead of Brookside Road to a riser pole and then go underground. He said that was the original design. He said that MLP wanted everything to go underground. He said that on the easterly side of Brookside Road they will go underground across Brookside so that there will be a pavement trench and patch to service the Comfort Station. He said that there will be a small electrical pedestal on the western side of Brookside Road.

The Board asked about the MWRA 8M permit to allow work on the Sudbury Aqueduct. Mr. Cordeiro said that they have applied for the permit. He said that the initial feedback from MWRA has been in support of the application. He said that they did not foresee any issues that would prohibit them from

doing any of the work. He said that they did not want to conclude the process until the site plans were finalized. He said that the permit will be provided when it is available.

The Board asked how the proposed bulk material storage area will help to minimize the waste material that is currently in the Needham town line area of the golf course. Mr. Cordiero said that there will now be a dedicated area for materials storage. He said that currently the groundskeeper uses a gravel pack area at the easterly portion of the Turf Care facility along Wellesley Avenue. He said that he will use the parking and finally the dump area near Needham for composting or stump waste. He said that materials from those three areas will be funneled down to the newly proposed area.

The Board asked if the area near the Needham town line will be cleaned up and refurbished when the project is complete. Mr. Cordeiro said that is a club operations decision that he is not privy to. He said that the club had responded at a previous hearing that there will be a betterment in the area.

Mr. Cordeiro said that the club wants to minimize activity in the Brookside area. He said that the area will eventually naturally re-vegetate if it is left alone. He said that it is not in a wetlands area but is in a transient area where there are a lot of seeds blowing in the wind from wetland plants.

Mr. Cordeiro that they will work toward cleaning the area of debris and returning it to its natural state. He said that because of its proximity to Brookside Road, it would involve Wetlands Protection Committee approval. He said that access to the area is through the 100 foot resource area.

The Board said that the club has been aware of some neighbors' concerns about the use of that area for its current purposes. The Board said that this may be the perfect opportunity to correct that problem. Mr. Shea said that he would speak to the club and request that they clean the area up to the best of their ability.

Paul Deyesso, Wellesley Country Club said that he is the Co-Chairman of the Turf Care Facility project. He said that the area on Brookside Road has been used as a staging area for the club. He said that after a storm, all of the trees are collected and put there until the club can have them removed or cut up. He said that the area will not be used as intensely as in the past. He said that the club cannot represent that it will completely cease operations there. He said that it has always been the club's spring cleanup staging area.

Mr. Deyesso said that the Bulk Material Storage Area is not big enough to accommodate the needs of a 270 acre golf course.

Mr. Deyesso said that the materials will be moved off site or will organically work into the soil there. He said that large trees would be brought there, processed, and taken off site. He said that it is the intention of the club that when they move around some of the earth to create the new facility, some of the soil will go to this area to fill it back in. He said that some of the neighbors were concerned that the area was scooped out. He said that they will use some of the soil to raise the area.

Mr. Deyesso said that the area is integral to the golf course for its maintenance.

Mr. Deyesso said that they have been in conversations with the neighbor across the street in Wellesley to minimize the time that they access the area. He said that the neighbor had complained about trucks going

in there at certain times of the year. He said that they will bring their trucks to the area internally from the golf course rather than driving down Brookside Road and using the entrance there.

Mr. Deyesso said that the area will still get some use but not as much because of the new storage facility. He said that they will not be dumping food waste or old golf cart parts there. He said that it will be more organic things such as grass clippings which may be stored there and then moved to the new facility. He said that for the new facility to be as large as it would need to be, it would take over the whole side of the road.

Mr. Deyesso said that they have been in discussions with the neighbor in Wellesley to screen the entrance off of Brookside and potentially put a fence in. He said that because Brookside is a scenic road, a fence would have to be permitted. He said that cutting trees and disturbing stone walls would also be regulated. Mr. Shea said that the Board of Selectmen would have to approve the permit.

Mr. Deyesso said that it is the club's intent to be a good neighbor. He said that the first proposal was to build the Turf Care Facility on Brookside Road. He said that the input from the neighbors and DPW to not put it there led to the new site proposal.

Mr. Deyesso said that there will always be a seasonal use for the area. He said that it is integral to maintenance of the course. He said that all building demolition materials will be brought to a licensed landfill. He said that none of that would be even temporarily stored there. He said that it is the club's intent that anything there is organic.

Mr. Deyesso said that the club has been in contact with neighbors. He said that the club is making efforts to clean the area up. He said that there may have been construction debris there in the past but that has been completely removed.

The Board said that organic material is ultimately compostable. The Board said that some of the material at the stump dump could be transferred to the new facility eventually. Mr. Deyesso said that a lot of the grass clippings will wind up there or go to the bulk storage facility. He said that the bulk storage facility is 1,700 square feet and the stump dump is multiple acres.

The Board discussed limiting the kind of temporary storage of organic materials in a continuous effort to be a good neighbor.

There was no one present at the Public Hearing who wished to speak to the petition.

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Submittals from the Petitioner

- Application for Site Plan Approval, dated 10/29/12
- Site Plan Approval Plan Checklist
- Development Prospectus, dated 3/6/13
- Water System Impact Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Sanitary System Impact Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Electrical System Impact Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Traffic Impact and Access Study, dated 10/29/12, Allen & Major Associates, Inc.
- Refuse Disposal Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Building Occupant Safety Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Pedestrian Safety Analysis, dated 10/29/12, Allen & Major Associates, Inc.
- Stormwater Report, dated 3/6/13, Allen & Major Associates, Inc.
- Locus Map
- Abutter's List
- Traffic/Construction Management Plan
- Letter from Kara D. Keleher, PE, Aquatics Group, dated 4/24/13 to Zoning Board of Appeals, re: Wellesley Country Club Proposed Pool Replacement and Renovation, Wellesley, MA
- Letter to Andrew B. Street, P.E., Town of Wellesley, dated 5/1/13, re: A&M Project #1828-02

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Title Page	3/6/13		5/1/13, 5/14/13
EC-01	Existing Conditions Plan	2/23/12	John R. Andrews, III, Registered Land Surveyor	4/24/13
EC-02	Existing Conditions Plan	2/23/12	John R. Andrews, III, Registered Land Surveyor	4/24/13
EC-03	Existing Conditions Plan	2/23/12	John R. Andrews, III, Registered Land Surveyor	4/24/13
EC-04	Existing Conditions Plan	2/23/12	John R. Andrews, III, Registered Land Surveyor	4/24/13
C-1.0	Overall Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13

C-1.1	Proposed Layout Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-1.2	Proposed Layout Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-1.3	Proposed Layout Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-2.1	Grading And Drainage Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
C-2.2	Grading And Drainage Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
C-2.3	Grading And Drainage Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
C-3.1	Utilities Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-3.2	Utilities Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-3.3	Utilities Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-4.1	Proposed Planting Plan	2/15/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-4.2	Proposed Planting Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-4.3	Proposed Planting Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-5.1	Site Details 1	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/4/13
C-5.2	Site Details 2	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
C-5.3	Site Details 3	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13

C-6.1	Proposed Photometrics Plan	3/6/13	Allen & Major Associates, Inc.	4/12/13
C-6.2	Proposed Photometrics Plan	3/6/13		4/12/13
C-7.1	Proposed Erosion and Sediment Control Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
C-7.2	Proposed Erosion and Sediment Control Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
C-7.3	Proposed Erosion and Sediment Control Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13, 5/14/13
WS-1	Existing Watersheds Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
WS-2	Proposed Watersheds Plan	3/6/13	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	5/1/13
	Turf Care Center	8/25/12	Golf Structure Alternatives	
A1	First Floor Plan	8/25/12	Golf Structure Alternatives	
A2	Second Floor Plan	8/25/12	Golf Structure Alternatives	
A4	Elevations	8/25/12	Golf Structure Alternatives	1/27/13
A5	Elevations	8/25/12	Golf Structure Alternatives	2013 JUN -6 P 2:55 RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 02481
A6	Elevations	8/25/12	Golf Structure Alternatives	
A7	Building Sections	8/25/12	Golf Structure Alternatives	
A9	Floor Plan	8/25/12	Golf Structure Alternatives	
A10	Elevations	8/25/12	Golf Structure Alternatives	
A11	Elevations	8/25/12	Golf Structure Alternatives	
A13	Floor Plan	8/25/12	Golf Structure Alternatives	
A14	Elevations	8/25/12	Golf Structure Alternatives	1/17/13
A15	Elevations	8/25/12	Golf Structure Alternatives	1/17/13

A16	Floor Plan	8/25/12	Golf Structure Alternatives	
A17	Elevations	8/25/12	Golf Structure Alternatives	
A18	Building Sections	8/25/12	Golf Structure Alternatives	
A19	Plan	8/25/12	Golf Structure Alternatives	
A20	Elevations	8/25/12	Golf Structure Alternatives	1/17/13
A21	Building Sections	8/25/12	Golf Structure Alternatives	
SP1	Specifications	8/25/12	Golf Structure Alternatives	
SP2	Specifications	8/25/12	Golf Structure Alternatives	
SP3	Specifications	8/25/12	Golf Structure Alternatives	

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On January 30, 2013, the Design Review Board voted unanimously to approve the proposed project subject to conditions.

On April 9, 2013, Deputy Fitzpatrick, Wellesley Fire Department, reviewed the project and stated that hydrant locations and Fire Department access are acceptable. The fire department reserves the right for final approval at time of issuing permits with a complete set of building documents.

On April 9, 2013, William Shaughnessy, Department of Public Works Water & Sewer Division, reviewed the project and submitted comments.

On April 9, 2013, Andrew Street, P.E., Senior Civil Engineer, Town of Wellesley, reviewed the project and submitted comments to Philip Cordeiro, P.E., Allen & Major Associates, Inc.

On April 22, 2013, Donald H. Newell, Wellesley Municipal Light Plant, reviewed the project and stated that there is adequate system capacity in this area to accommodate the electrical needs of this project.

On April 24, 2013, the Planning Board reviewed the project and recommended approval, subject to satisfaction of five outstanding questions.

On April 25, 2013, Andrew Street P.E., Senior Civil Engineer, Town of Wellesley, sent comments to the Zoning Board of Appeals.

On May 16, 2013, George Saraceno, Senior Civil Engineer, town of Wellesley, reviewed the project and stated that the most current plans and supplemental information appropriately address DPW comments and meet the Town of Wellesley's standards.

DECISION

Based on the application and other information described in this Decision, the Board found that the proposed Major Construction Project is otherwise in compliance with the Special use Permit Standards, Section XXV D. of the Zoning Bylaw. The project consists of demolition of the existing maintenance building and construction of a new 2,300 square foot Equipment Service Center and 56 parking spaces, construction of a 1,700 square foot material storage structure, a 24,700 square foot multi-use Turf Care Maintenance Building, and a 2,330 square foot Environmental Management Center. Eight parking spaces will be created at the multi-use building and 13 parking spaces will be created at the material storage building. The facilities will be located on the southern side of Wellesley Avenue with access off of Forest Street.

The project includes a request for construction of a Comfort Station with 200 square feet of floor area and an overhang of 260 square feet, off of Brookside Road, close to the intersection with Oakland Street.

The Board voted unanimously to grant Site Plan Approval.

The property is located in a Water Supply Protection District.

The Board voted unanimously to grant a Special Permit under ZBA 2013-27 for construction of a Major Construction Project within a Water Supply Protection District, having found that the Design and Operation Standards are adequately satisfied and not otherwise prohibited.

The Board's approval of the Site Plan for the Project is premised on the Petitioner's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval and Special Permits shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Petitioner, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

General Conditions

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

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2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw, general bylaws, and all the rules and regulations of the Planning Board and the Board of Health. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval.
4. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Board of Health, the Fire Chief, the Town Engineer, or any other applicable local inspector or board. Construction of the Project shall be subject to on-site compliance inspections by the Building Department in the customary manner.
5. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location.
6. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District.
7. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.

Design Conditions

8. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

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Construction Conditions

9. The Applicant shall implement its Traffic/Construction Management Plan as specified in its submittal dated March 25, 2013.
10. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Wellesley Avenue or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
11. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. In the event that the Applicant determines that construction work is required to be performed on Saturday, such work may be performed between the hours of 7:00 a.m. and 6:00p.m., provided that the Applicant notifies the Inspector of Buildings at least three days prior to such work, and the Inspector of Buildings, in conjunction with the Wellesley Police Department, consents to such work. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.

Use Conditions

12. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations".
13. The area known as the stump storage area shall be limited to temporary storage of organic materials
14. Wellesley Country Club shall demonstrate its best efforts to manage the stump storage area so that it is least offensive to the community.

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ZBA 2013-27
Petition of Wellesley Country Club
Turf Care Maintenance Facility, Equipment Service Center,
Comfort Station
300 Wellesley Avenue

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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrn